

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Tuesday September 6, 2011, 3:30 PM
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Alderman Benjamin K. Mallicote

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

(arrived immediately after roll call)

Alderman Jantry Shupe

(arrived shortly after roll call)

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 3:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall.
3. **WORK SESSION TICKLER.** Alderman Joh stated she was delighted the indoor portion of the Farmer's Market was now open. Mayor Phillips inquired on the issue of allowing dogs at the market, to which Assistant to the City Manager Chris McCartt replied that information was still being gathered and the Market Association was actively looking into it.
4. **NETWORKS SCHOOL TARGETS.** Dr. Randy Montgomery, Mr. Nick Grabar and Dr. Richard Kitzmiller presented information and statistics compiled by a Working Group created as a result of the Education Workforce Summit hosted by NETWORKS Sullivan Partnership in 2009. The group offered recommendations to improve college and workforce readiness among high school graduates, as well as the reasoning behind these recommendations. Mayor Phillips expressed his appreciation to the superintendents of both the city and county schools, noting their efforts to work together.
5. **AQUATIC CENTER UPDATE.** Assistant to the City Manager Chris McCartt presented details on this item, describing the scope of the project, various options and timeline goals. Mayor Phillips commented that the public wouldn't understand the Board approving a project that was over budget without knowing where the money would be coming from. City Manager Campbell stated he felt confident that the funds would be available and was comfortable proceeding. There was considerable discussion on how to move forward with this project, the different options available and annual operating costs. Alderman Mallicote expressed concerns that the Board had not been given accurate information throughout the process. Alderman Joh supported proceeding with the project, pointing out that the citizens had been promised a year-round swim facility and that the Legion pool could not be sustained much longer. Vice-Mayor Parham stated the original estimate was from four years ago. He further stated that since then, we have learned more and gotten better facts; if the project ends up costing 20 million dollars, we will find the money, but we need to build the total project.

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Ms. Detra Cleven, Aquatic Center Advisory Board member and former swimmer, expressed concern that the 25 meter pool was once again being considered over the 50 meter pool, noting the 50 meter pool offered the option of more programs. Mr. Richard Currie, president of the Senior Center Advisory Council, stated it was the Board's job to find a way to move forward. He further stated it's absurd that taxes haven't been raised in years, pointing out that you can't have city services without paying for them. City Manager Campbell stated he didn't think it would be necessary, but 1.3 cents on the tax rate would cover the additional costs. Mr. Campbell also confirmed for Alderman Shupe that the return on investment was greater than the investment for this project. Mr. Roger Bowen, citizen and retiree, suggested that the Board set aside time soon to get any additional facts they felt were necessary if they were not comfortable making a decision tonight rather than having this same conversation again in three months. Alderman Segelhorst asked what could be done tonight to keep this project moving forward. Mr. Campbell stated a maximum price could be given to the Kingsport Economic Development Board before tonight. Mayor Phillips also suggested placing a cap of \$500,000 on the annual operating costs.

6. REVIEW OF AGENDA ITEMS ON THE SEPTEMBER 6, 2011 REGULAR BUSINESS MEETING AGENDA. City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

NOTE: To accommodate representatives in the audience from the Tri-Cities Regional Airport, Item VI.D.9 was discussed, out of order, at this time.

VI.D.9 Consideration of a Resolution to Create an Airport Authority for the Tri-Cities Airport (AF: 236-2011). Mr. Patrick Wilson, Executive Director, discussed the advantages of an airport authority and outlined the steps necessary to complete this process, noting the make-up of the Board would be the same as it is now. Alderman McIntire asked if there were any disadvantages. Mr. Wilson explained that currently the airport is owned by six cities and counties. If the airport was ever sold, with an authority in existence, the federal government would be in line for ownership. Mr. Wilson stated he has never seen that happen before.

VI.AA.1 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Colonial Heights Area 4 Part A Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 204-2011). City Planner Ken Weems provided details on this item and the four following items that address the annexations in the Colonial Heights area. Mr. Weems confirmed for Mayor Phillips that public meetings had been held in these areas to address the concerns of the citizens, which included taxes, open burning laws, discharging firearms and sidewalks.

VI.AA.2 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Colonial Heights Area 4 Part B Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 205-2011). See Item VI.AA.1.

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VI.AA.3 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Colonial Heights Area 4 Part C Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 206-2011). See Item VI.AA.1.

VI.AA.4 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Colonial Heights 3 Piece Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 207-2011). See Item VI.AA.1.

VI.AA.5 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the Shipley Ferry Road West Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 208-2011). See Item VI.AA.1.

VI.AA.6 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the North Kingsport A Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 234-2011). City Planner Jason Meredith presented information on this and the following item regarding the annexations in north Kingsport.

VI.AA.7 Public Hearing and Consideration of Ordinances to Annex/Amend Zoning of the North Kingsport B Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 235-2011). See Item VI.AA.6.

VI.B.3 Consideration of an Ordinance Appropriating Grant Funds Received from the Local Parks and Recreation Fund (LPRF) Grant Administered by the Tennessee Department of Environment and Conservation for Lighting the Lynn Garden Community Center's Athletic Football Field (AF: 242-2011). City Manager Campbell explained that the required match had to be placed in the budget. Mayor Phillips questioned the status of the lighting, thinking it had already been completed. Assistant to the City Manager Chris McCartt stated that we had just recently received the go ahead from the State after waiting for a year.

VI.D.2 Consideration of a Resolution Amending the Agreement with Tysinger Hampton & Partners Regarding Cleek Road and New Beason Well Road Improvements – Phase II and Authorize the Mayor to Sign All Applicable Documents (AF: 220-2011). Public Works Director Ryan McReynolds stated they were going to improve the sight distance on Orebank Road. He also confirmed for Mayor Phillips that the plan was to have guard rails all the way around.

VI.D.3 Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Apply and Receive the Assistance to Firefighters (AFG) Grant through the U.S. Fire Administration of the Federal Emergency Management Administration (FEMA) Division of the Department of Homeland Security (DHS) (AF: 225-2011). City Manager Campbell stated the purchase of a second ladder truck has been delayed to pursue this opportunity.

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VI.D.6 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement with American Healthway Services, LLC and the City of Kingsport (AF: 214-2011). Senior Citizen's Center Manager Shirley Buchanan explained the Silver Sneakers Program, noting the classes are already established, however, through this program, the Senior Center will receive \$3.00 a day (and up to \$30 a month) per member. Ms. Buchanan also confirmed for Alderman Joh that if the Senior Center were to offer classes at the Aquatic Center, they would also qualify for this program.

VI.D.10 Consideration of a Resolution Authorizing the City of Kingsport to Participate in the TML Risk Management Pool "Driver Safety" Matching Grant Program (AF: 226-2011). City Attorney Billingsley stated we received this grant last year and hopes to get it again this year. This ongoing driver training would have been provided for employees anyways and will save the City \$5,000.

VI.D.11 Consideration of a Resolution Approving the Intent to Transfer the Kingsport Aquatic Center Project to the Kingsport Industrial Development Board of the City of Kingsport (KIDB) (AF: 240-2011). Mayor Phillips summarized the understanding of the Board from the discussion earlier in the meeting. City Recorder Demming explained the option of borrowing from ourselves rather than being limited to bond issues, noting the structure may be established at a later date as long as the approving resolution is passed now. City Manager Campbell also stated that a maximum price would be given to Kingsport Industrial Development Board. Alderman Mallicote confirmed that we would no longer be taking a phased approach, but rather just going forward with the whole project. City Attorney Billingsley commented that we don't want to put KIDB in a situation where they would not be able to sustain the project if the price was more than expected. Mr. Campbell stated the KIDB would be meeting next week and it would be a good idea to show the intent of the Board by voting on this item. Assistant to the City Manager Chris McCartt further explained that documents would be brought back before the Board at the next business meeting for final approval that would include a guaranteed maximum price. Mayor Phillips stated there would be a meeting in the next two weeks with everyone, schedules permitting, so that all questions could be answered.

VI.D.12 Consideration of a Resolution Authorizing the Mayor to Execute a Notice of Approval for the Press Commons Property (AF: 238-2011). City Attorney Billingsley stated that the Tennessee Department of Environment and Conservation is requiring the City to file this notice with the Register of Deeds.


VII.1 Consideration of a Resolution Authorizing the City of Kingsport to Participate in the TML Risk Management Pool "Driver Safety" Matching Grant Program (AF: 226-2011). City Attorney Billingsley stated this item needed to be amended and therefore pulled from the consent agenda. Budget Director Judy Smith explained that there were some claims and premiums that were not included in the original budget for health insurance.

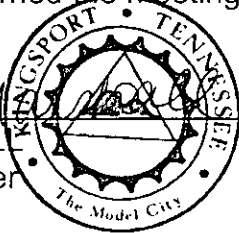
BOARD COMMENT. None.


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PUBLIC COMMENT. None.

7. **ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:30 p.m.


ANGELA MARSHALL
Deputy City Recorder




DENNIS R. PHILLIPS
Mayor